



Agenda Item Number: \_\_\_\_\_

## BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

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**Meeting Date:** May 24, 2005

**Department:** Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

**TITLE:** CONSENT: Special Use Permit for Specific Use for an Institution (museum) (CSU-50007)

### COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

### SUMMARY:

At the April 6, 2005 public hearing, the County Planning Commission voted 5-0 (Commissioners Holcomb and Montano excused) to recommend approval of a Special Use Permit for Specific Use for an Institution (museum) on Lots 1 and 70, and the northerly portion of Lot 71, located at 123 Sandia Crest Road, approximately 1½ miles west of State Highway N14, zoned A-2, containing approximately .80 acres. The decision was based on six (6) Findings and subject to the following seven (7) Conditions:

#### Findings:

1. This is a request to renew a Special Use Permit for Specific Use for an Institution (museum) on Lots 1 and 70, and the northerly portion of Lot 71, located at 123 Sandia Crest Road, approximately 1½ miles west of State Highway N14, zoned A-2, containing approximately .80 acres.
2. The property is within the Rural Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
3. This request is consistent with Resolution 116-86, in that this land use is more advantageous to the community in that it encourages a small-scale, locally-owned and operated industry that complements residential areas and reduces the need to travel as articulated in Policies 3.g, 6.a, 6.b & 6.g of the Albuquerque/Bernalillo County Comprehensive Plan.
4. This request is consistent with the East Mountain Area Plan, Land Use goal/objective 11c; Land Use policy #10, in that it maintains a community scale commercial use and continues a locally-owned and operated business
5. This request is consistent with the health, safety, and general welfare of the residents of the County.
6. This request has substantial neighborhood support.

Conditions:

1. Lighting shall be site-specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots.
2. No outdoor speakers or amplified sound systems shall be permitted.
3. A solid fence at least six feet high shall be erected on sides abutting any residential uses (not owned by applicant) within 120 days from the date of residential construction.
4. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
5. The Special Use Permit shall be issued for the life of the use.
6. The applicant shall submit to a revised site plan consistent with the Conditions of Approval to the Zoning Administrator for review and approval within two months of final Board of County Commissioners approval hearing.
7. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

**ATTACHMENTS:**

1. County Planning Commission Notice of Decision Letter (April 8, 2005).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

**STAFF ANALYSIS SUMMARY**

**ZONING, BUILDING & PLANNING DEPARTMENT:**

Staff Recommends Approval